

From: Simon Davis
Sent: 28 April 2020 13:28
To: Herick Paiva [REDACTED]
Subject: RE: BR/232/18/PL 12A/B Ivydale Road

Dear Herick,

Thank you I am well.

I have checked our guidance and this cannot be achieved through a Non Material Amendment application due to the difference in size. I was therefore going to suggest that it should be submitted as a further Variation of Conditions application. However, having checked Google, it seems that the houses are both built and appear occupied.

If they are indeed occupied, then I must advise you that you are in breach of the planning permission as we do not appear to have received an application to discharge condition 8 of BR/232/18/PL which states that "No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority."

You should submit an application to us to rectify this immediately. However, on the basis that the permission has been implemented, you could just choose not to implement the approved garden office and instead apply for a householder planning application to erect a different outbuilding.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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Save the environment - think before you print.

From: Herick Paiva [REDACTED]
Sent: 28 April 2020 09:04
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: BR/232/18/PL 12A/B Ivydale Road

Hi Simon, hope you and you family are well in these challenging times. I am writing you to ask for some guidance.

I refer to you on Application **BR/232/18/PL** Since we last spoke (about a year ago), due to some personal reasons I decided not to go ahead with the above as I evaluated the building would be too big for my needs. However I am now in a position to go ahead but with a smaller version that falls short of requiring building regulations. The dimensions will be 6.2m x 5, with an internal area of about 27.5m².

The first question is, with the decrease in dimensions but keeping the same aspect externally, would I have to make some sort of amendment or a new application ?

If the latter, would it be enough to make a new application with the exact same specs as BR/232/18/PL but rename is as something else instead of ***"Application for variation of conditions 02 & 07 following grant of planning permission BR/276/16/PL (as amended by BR/38/17/PL) relating to the replacement of the garage with a garden office, new parking layout & cycle storage."***

FYI, the composition of the building will be single skin walls will be built with fire resistant thermal blocks with a warm flat roof in C24 timber and EPDM rubber finish and kept 1m from boundaries.

Again, I really appreciate all the attention and help!

With regards

Herick Paiva